

SPURR-CLOTHELTER ROWHOUSE
(Cottage A)
6112 Paseo Delicias
Rancho Santa Fe
San Diego
California

HABS NO. CA-2310

HABS
CAL
39-RANSF,
8-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE

REDUCED COPIES OF DRAWINGS

Historic American Building Survey
National Park Service
Department of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY

SPURR-CLOTFELTER ROWHOUSE
(Cottage A)

HABS No. CA-2310

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CAL
37-RANSE
8-

Location: 6112 Paseo Delicias, Rancho Santa Fe, San Diego County, California. Rancho Santa Fe Block D, West .14 acres of Lot 21, East .06 acres of Lot 22. San Diego County parcel number 266-271-21.

UTM zone 11, easterly 481165, northerly 3653385

Present Owner: Reginald M. & Constance Clotfelter

Present Occupant: Temple and Margot Dick

Present Use: residence

Significance: This building, commissioned by the Santa Fe Land Improvement Company as small-scale pre-sold speculative housing in the midst of the commercial center of the town, is one of a group of four rowhouses in the Civic Center of Rancho Santa Fe designed by Lilian Rice in emulation of urban residences in Spain. The public (street) facade is decorated with iron window grills and heavy wooden gate, and there is a front patio and back garden for privacy.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1926. An article by Lilian J. Rice, "More Building in 1928 than ever Before," (Rancho Santa Fe Progress vol. 1 no. 7 (January 1928): 11, 14) states that in 1926 the "group of four residences were built along the west side of Paseo Delicias."

A "Completion Report" on the four Paseo Delicias rowhouses, dated April 12, 1927, and submitted to each rowhouse owner by L. C. Sinnard of the Santa Fe Land Improvement Company, states: "The Civic Center Cottages, consisting of four dwellings, were constructed by Mr. C. M. Paddock under contract dated July 12th, 1926. . . . Work on these cottages, hereinafter designated as cottage A, B, C, and D, was begun July 15, 1926 and practically completed December 1, 1926." (p. 1)

2. Architect: Lilian Jenette Rice
3. Original and Subsequent Owners: Chain of Ownership Taken from Assessment Records, Santa Fe Irrigation District, Rancho Santa Fe and Deed Books, Office of the County Recorder, San Diego County:

1922-1926 title to portions lots 21 and 22, Block D owned by Santa Fe Land Improvement Company

8/28/26 bought by Louise Carvey Spurr (sales contract C-273)

1928 bought by Ellis Bishop, 26. N. Morengo Ave., Pasadena, CA

1932 title transferred to First Trust and Savings Bank, Executor, Ellis Bishop Estate

1934-41 reacquired by Santa Fe Land Improvement Company (rented by Reginald M. and Constance C. Clotfelter)

5/31/41 bought by Thomas R. & Clara H. Cummins (Deed book 1194, page 105)

6/9/41 bought by Reginald M. & Constance C. Clotfelter (Deed book 1450, page 62)

The Clotfelters continue to own the property in 1991, although they have rented it to a succession of tenants since 1950.

4. Builder, contractor, suppliers: The builder/contractor, as cited in the "Completion Report," was C. M. Paddock, an independent builder in Rancho Santa Fe. This document does not mention, nor is there any other evidence of, the names of any suppliers or subcontractors who worked on the project, although, under the terms of the contract between the Santa Fe Land Improvement Company and Paddock signed on July 12, 1926, subcontracting work was permitted. No information on Paddock has been obtained.
5. Original plans and construction: The original plan for the four Paseo Delicias rowhouses, published in the October 1928 Architectural Record (p. 318; copy included here in supplemental material), shows the Spurr-Clotfelter residence at the far left. Early views can be found in a scrapbook entitled "Douglas Fairbanks-Mary Pickford Fairbanks" in the Rancho Santa Fe Historical Society Archives, and on p. 52 of Connie Clotfelter's Echoes of Rancho Santa Fe.

The original plan shows a two-bedroom residence, with living room, dining room, kitchen and laundry room, and one bath. There were closets in the entryway and in the hallway. A front patio led from Paseo Delicias to the front door; a back garden was reached through small flights of steps from either the living room or laundry room. A one-car garage fronted on an alleyway. The entire complex was enclosed within a wall, ensuring privacy from the nearby commercial atrip. Building materials were not indicated on the original plan.

C.M. Paddock's original bid for the construction of "Cottage 'A'" was \$7,183.94, submitted to the Santa Fe Land Improvement Company on June 18, 1926. The final cost to Louise Spurr was \$7,733.64; this sum included \$376.66, which represented the cost of alteration orders specified by the purchaser during construction.

6. Alterations and additions: Alterations to the original structure have been minimal and have not radically altered the original fabric as seen from the street: a drop ceiling has been added to the kitchen, the original bathroom has been modernized, the windows in the dining room have been replaced by aluminum sash windows and two closets have been added to the north and west walls of the back bedroom. There have been major additions to the rear of the house, in two stages: an additional bedroom and bath in the same wood frame and stucco construction were added (in 1941) on the north side of the back bedroom, and between 1941 and 1950 a day porch and screened porch in board and batten construction with exposed ceiling beams were added. (Source for dates: Reginald M. Clotfelter interview)

B. Historical context:

Among the first residences to be built in Rancho Santa Fe, the Spurr-Clotfelter rowhouse, like the three others in the row constructed simultaneously, was commissioned by the Santa Fe Land Improvement Company, and designed by their resident architect Lilian Rice, of the San Diego firm Requa and Jackson. First purchased by Louise Garvey Spurr, the building has housed a succession of families. Mrs. Spurr came to Rancho Santa Fe at this time as a widow or divorcee with a young son. Her sale of this rowhouse in 1928 was occasioned by her remarriage to Hal Badger that year. After their marriage, the Badgers ran the garage block and fountain lunch on Paseo Delicias; the rear of the garage block was occupied by the orchard contracting business of Hal Badger's brother, Ray.

Following Mrs. Spurr, Ellis Bishop, and after his death his daughter, owned the building and resided there. After the title was reclaimed by the Santa Fe Land Improvement Company in 1934 (when Bishop's estate failed to meet the mortgage payments), Reginald M. and Constance Clotfelter moved in. The Clotfelters remain today the prototypical Rancho Santa Fe residents--involved with real estate and sales, a couple who have raised their family, been intimately involved in civic life, and retired in Rancho Santa Fe. They came to Rancho Santa Fe in 1931 when Reginald Clotfelter was hired as the local sales representative for the Santa Fe Land Improvement Company (of which his uncle, U. T. Clotfelter, was vice president). In this capacity Reginald Clotfelter managed the Rancho Santa Fe Inn (owned by the Land Improvement Company, and used to house potential buyers), sold property owned by the Company, and managed the property that they reclaimed during the Depression. In 1939, Clotfelter opened his own real estate company, still run today by

his eldest son, Tom. Both Reginald and Connie Clotfelter have also been involved in numerous civic organizations in Rancho Santa Fe--the Boy Scouts, Association, Garden Club, Irrigation District Board. In addition, Echoes of Rancho Santa Fe, Connie Clotfelter's collection of essays and columns on the history and personalities of the village, was published in 1985. In 1941, the Clotfelters bought the rowhouse from Thomas and Clara Cummins, interim purchasers, and continued to reside there until 1950. Since that date they have rented out the residence to a variety of tenants, and they continue to reside elsewhere in Rancho Santa Fe.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: This rowhouse is one of four designed as a unit by Lilian Rice and built simultaneously in 1926. As residential structures fully integrated within the semi-urban core of Rancho Santa Fe, yet architecturally segregated from the neighboring commercial strip through the use of varied setbacks, enclosed patios and gardens, low gable and flat parapet roofs, and decorative ironwork, the rowhouses are a major example of Rice's use of the Spanish vernacular idiom to give variety and character to Rancho Santa Fe's Civic Center.
2. Condition of Fabric: The rowhouse remains in generally good condition, although there are cracks in the fireplace wall, and some water damage and cracks in the living room ceiling.

B. Description of Exterior:

1. Over-all dimensions: The one-story rowhouse, with original overall dimensions of 34'-6" x 56'-1", is asymmetrical in facade and plan. The building, 1,536 square feet in total living area, features a small front entrance patio and a larger back garden, which occupy about 60 percent of the property space.
2. Foundations: 1' high x 1' wide poured concrete perimeter foundation wall with interior piers.
3. Walls: Exterior walls of the structure (8" thick) are frame with stucco.
4. Structural system, framing: Wood framed building construction, with poured concrete piers embedded in the foundation soil. These are supported by wood cross-braces.
5. Patios, stoops: The front patio, 15' x 20', has its original tile path leading from the gate to the door, and replacement patterned

brick elsewhere; there are landscaped planting beds on three sides. The front door stoop is concrete, with brick surrounds now added. The back garden has replacement brick paths and landscaped planting beds. The stoops in the back are replacement concrete and brick.

6. Chimney: The brick chimney serves the living room fireplace. The chimney stack, which rises 1'-3" above the roof line, is stuccoed. Construction alteration order #1, as noted in the "Completion Report," specified that the chimney was to be built "with 4" walls instead of 8" walls." The flue was to be "plastered both inside and outside except where exposed to weather." (p.21)
7. Openings:
 - a. Doorways and doors: The entrance gate from the street has a large, heavy, tongue-and-groove side-hung plank door with its original iron latch, and is bolted with decorated ironwork. There is a rectangular open space above this gate with decorative iron grillwork. The braced, wooden plank alley gate is side-hung and has a metal latch. The original front door has been replaced with an un-paneled door with a wrought-iron latchset. Access to the back patio is gained by an eight-light French door from the living room, and by a screen door from the sun porch. Construction alteration order #1, as noted in the "Completion Report," specified that the "french doors on the north elevation [were] to be made with four lights, four high. Each pair to be made so that right hand door and right hand screen will open first as you go out." (p. 22)
 - b. Windows: Typical windows are wood-framed single-sash casement with wood sills; other window types include fixed sash with flanking casements facing the interior patio in the living room and dining room (replaced by aluminum windows in the dining room), and six-light casements facing the street. On the additions, the windows are also wood-framed casement. On the street facade, there are decorative iron window grills. Construction alteration order #1, as noted in the "Completion Report," specified that the "living room windows on the south elevation [are] to be three lights, three high." (p. 22)
8. Roof: The roof over most of the building is flat with a parapet, covered with built-up roofing. Facing the street, however, the projecting living room and front bedroom bays are gabled, with the living room roof having a higher pitch. The gables are covered in red Spanish tile, regularly laid. Construction alteration order #2, as noted in the "Completion Report," specified the "use [of] Granada machine-made pan tile on roof in place of hand-made pan

tile." (p. 24)

Gutters are placed at the eave overhang. Clay tile scuppers project through the parapet wall. On the gable ends there are clay tiles projecting through the exterior wall to the attic space, in order to provide ventilation.

9. Decorative features: Original decorative iron lamps are on the street wall, and inside the front patio. There are original decorative iron window grills on the street facade. Construction alteration order #4, as noted in the "Completion Report," specified that the "exterior front entrance features [were] to be selected by owner." (p. 28)

C. Description of Interior:

1. Floor plans: The living room, front bedroom, and the front patio are aligned along the front edge of the property, facing Paseo Delicias. The living room is to the right of the entryway; all other rooms are reached to the left. Through the dining room, the kitchen, laundry room, and added sun porch can be reached. The bedrooms open off a small hallway, also reached through the dining room.
2. Flooring: Originally narrow board oak; now carpeted. A construction alteration order (number not recorded), as noted in the "Completion Report," specified that "13/16 oak flooring" was to be used "in all rooms, closets and halls, except the kitchen, laundry, and bath." Oak toe mold was also specified. (pp. 12, 24) Original flooring in the kitchen has been replaced. There is a patch of original tile on the hearth of the fireplace; the grouting has been painted.
3. Wall and ceiling finish: Painted plaster only. There are no decorative moldings; original toe molding removed or hidden by carpet. Drop ceiling added in kitchen.
4. Openings:
 - a. Doorways and doors: Typical door is one-paneled. There are rounded archways from the entryway into the living room and the dining room, and a flat archway from the dining room to the hall. A one-paneled swinging door separates the dining room and kitchen.
 - b. Windows: Screened on the inside to allow for ventilation.
5. Decorative features: Built-in wooden bookcase with rounded borders in living room. Niche, with plastered shelf supported by a plaster bracket on each side, above fireplace. Construction

alteration order #7, as noted in the "Completion Report," requested the builder to "plaster exposed brick at niche of fireplace." (p. 30) Alteration order #4 specified that there were to be "hand wrought [electric light fixtures] finished with rub finish in the living room, entrance hall, and bedrooms." (p. 28) These decorative fixtures have been removed and replaced.

6. Hardware: Original fireplace screen of wrought iron.
7. Mechanical equipment:
 - a. Heating, ventilation: Original flue removed. Originally, an electric heating system in floor; original placement of heating vent unknown. Original vent for stove in northeast corner of kitchen. Original thermostats in living room, dining room, and both original bedrooms.
 - b. Lighting: Original ceiling light fixture in entryway. All other original light fixtures removed. Construction alteration order #4, as noted in the "Completion Report," specified that "electric light fixtures to be hand wrought fixtures finished with rub finish in the living room, entrance hall and bedrooms. All other interior fixtures . . . to be stock fixtures." (p. 28)
 - c. Plumbing: Modern plumbing fixtures only.
 - d. Other: Wood-plank box enclosing original electrical meter and panel located on the back wall of the laundry room, facing the back garden. Construction alteration order #1, as noted in the "Completion Report," specified that a radio plug was to be installed "where directed." (p. 21) Alteration order #3 specified that the residence was to be wired "for telephones to be installed at a later date." (p. 26)

D. Site:

1. General setting and orientation: The house faces east onto Paseo Delicias, the main street and village center of Rancho Santa Fe; it backs onto an alley which cuts through the block.
2. Historic landscape design: It is unknown how much of the present gardens represent the intention of Lilian Rice, the original owners, or of the first landscaper. Today, there are many plantings in the gardens, including grass, palm, cypress, and other trees.

A wall of concrete block, stuccoed completely on the front and partially on the sides, surrounds the complex. Facing the street, the wall is 9' in height; the other three sides vary in height from five to six feet according to the slope of the site. There are gates opening on to both the street and alley.

3. Outbuildings: There is a concrete block 14' x 26' garage, featuring a flat roof which slopes toward the alley, to allow rainwater to run off, and two sets of casement windows, one of which has been replaced by an aluminum sliding window. The original garage doors have been replaced.

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings:

Architectural Record 64 (October 1928): 318.

B. Early Views:

"Douglas Fairbanks-Mary Pickford Fairbanks" Scrapbook, Rancho Santa Fe Historical Society Archives, n.d.

McGroarty, John Steven. The Endless Miracle of California. n.p., n.d.

The Endless Miracle 1 no. 1 (July 1927): 4.

Architectural Record 64 (October 1928): 317.

Clotfelter, Connie. Echoes of Rancho Santa Fe. Rancho Santa Fe: Conreg, 1985: 52.

C. Interviews:

Reginald M. and Constance Clotfelter, interviewed by Lauren Farber, June 28, 1991.

D. Bibliography:

1. Primary and unpublished sources:

"Completion Report. Civic Center Cottages, Rancho Santa Fe, California. April 12, 1927." Collection of Lundi Moore.

Nelson, Charles. "Earlier Years in San Diego and Rancho Santa Fe." 1989. Rancho Santa Fe Historical Society Archives.

Residential Building Record, San Diego County Assessor.

2. Secondary and published sources:

Clotfelter, Connie. Echoes of Rancho Santa Fe. Rancho Santa Fe: Conreg, 1985.

Eddy, Lucinda Liggett. "Lilian Jeanette Rice: The Lady as Architect." M.A. Thesis, University of San Diego, 1985.

_____. "Lilian Jenette Rice: Search For A Regional Ideal." Journal of San Diego History 29 (Fall 1983): 262- 285.

Gebhard, David, and Robert Winter. A Guide to Architecture in Los Angeles and Southern California. Santa Barbara: Peregrine Smith, 1977.

Rice, Lilian J. "More Building in 1928 than ever Before." Rancho Santa Fe Progress 1 no. 4 (January 1928): 11, 14.

E. Supplemental Material:

Page 10: Contract, cost, and alteration information taken from "Completion Report. Civic Center Cottages, Rancho Santa Fe, California. April 12, 1927." Collection of Lundi Moore.

Page 12: Plan of group of residences in Civic Center, Block D, Rancho Santa Fe, California. Architectural Record 64 (October 1928): 318.

Prepared by: Lauren Farber
HABS Project Historian
Rancho Santa Fe, CA
Summer 1991

PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) in cooperation with the Rancho Santa Fe Historical Society, Inc. and Rancho Santa Fe Association. Under the direction of Robert J. Kapsch, Chief, Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER), and Paul Dolinsky, Chief, Historic American Buildings Survey and Project Leader, the documentation was completed in the HABS field office at Rancho Santa Fe, California, during the Summer of 1991 by Professor John P. White (Texas Tech University), Project Supervisor; Architectural Technicians Sheri L. Bonstelle (Columbia University); Juan Tampe (Catholic University of America); Piotr Trebacz (Warsaw University of Technology, Poland, U.S./I.C.O.M.O.S.); E. Matthew Walter (University of Hawaii at Manoa); and Architectural Historian Lauren Farber, Sally Kress Tompkins Fellow (University of Delaware).

APPENDIX: CONTRACT, COST, AND ALTERATION ORDER INFORMATION FROM: "Completion Report. Civic Center Cottages, Rancho Santa Fe, California. April 12, 1927." Collection of Ludi Moore.

PAGE ACTION

1 Santa Fe Land Improvement Company sales contract #273 signed by Louise G. Spurr on August 28, 1926.

7 C.M. Paddock bid for Cottage "A" on June 18, 1926: \$7183.94

8 Final cost of Cottage "A" (as of April 12, 1927):
percentage of cost of all four cottages: 25.17%
cost exclusive of alteration orders: \$7356.98
 cost of alteration orders: 376.66
 final cost: 7733.64

9 SUMMARY OF ALTERATION ORDERS:

<u>Item</u>	<u>Add</u>	<u>Deduct</u>
1	\$ 6.33	\$ 17.50
2	146.38	51.66
3	7.75	
4	181.10	
(5)		
6	3.75	
7	3.50	
8	23.00	2.50
9	76.51	
TOTALS:	448.32	71.66

FINAL TOTAL OF ALTERATION ORDERS: \$376.66

21 Alteration Order #1
-Chimney built with 4" brick walls instead of 8" walls. Flue to be plastered both inside and outside except where exposed to the weather.

22 -French doors on north elevation to be made with 4 lights, 4 high. Each pair to be made so that right hand door and right hand screen will open first as you go out.
-Living room windows on south elevation to be 3 lights, 3 high.

24 Alteration Order #2
-Use select 13/16" oak floor in all rooms, closets and halls, except kitchen, laundry, and baths in "A."
-Use oak toe mold in all rooms having oak floor in place of O.P. toe mold.
-Omit tile flooring in bathroom and use O.P. flooring.
-To build west service yard wall of "A" as shown on attached sketch.
-To use Granada machine-made pan tile on roof in place of hand-

made pan tile.

-Install a Speakman shower #H-1402 over tub in "A" and placing a nickel plated curtain rod over tub.

- 25 -At a point 20' back of residence "C," bring riser from the fire line thru the wall for a hose rack with 75' of hose. Place a box in the service yard wall for hose with a door in each side, one opening into service yard A, and the other opening into service yard B. Owner will furnish hose, hose rack, and valve.

Alteration Order #3

- 26 -Wire residence for telephones to be installed at a later date.
27 -Move partition of linen closet so that linen closet measures 1'0" in the clear, inside.
-Add base plug in west wall of living room.

Alteration Order #4

- 28 -Finish hardware to be stock Western Metal hardware, nickel finish in bath, kitchen and laundry, and sanded brass finish in all other rooms. Front door trim to be a dead black - thumb latch selected by owner.
-Electric light fixtures to be hand wrought fixtures finished with rub finish in living room, entrance hall and bedrooms. All other interior fixtures and rear exterior fixtures to be stock fixtures. Exterior front entrance fixtures to be selected by owner.

Alteration Order #7

- 30 -Plaster exposed brick at niche of fireplace.
-Provide sugar pine back for kitchen counters back sink.

Alteration Order #8

- 31 -Stained woodwork to receive a coat of ivory wiped off before the coat of varnish.
-Provide all pairs of casements opening in on south elevation with weather strip as shown on attached detail.
-Omit varnish from shelves; same to receive one coat of boiled linseed oil applied hot.

Alteration Order #9

- 33 -Lay sidewalk to curb.

SPURR-CLOTFELTER ROWHOUSE
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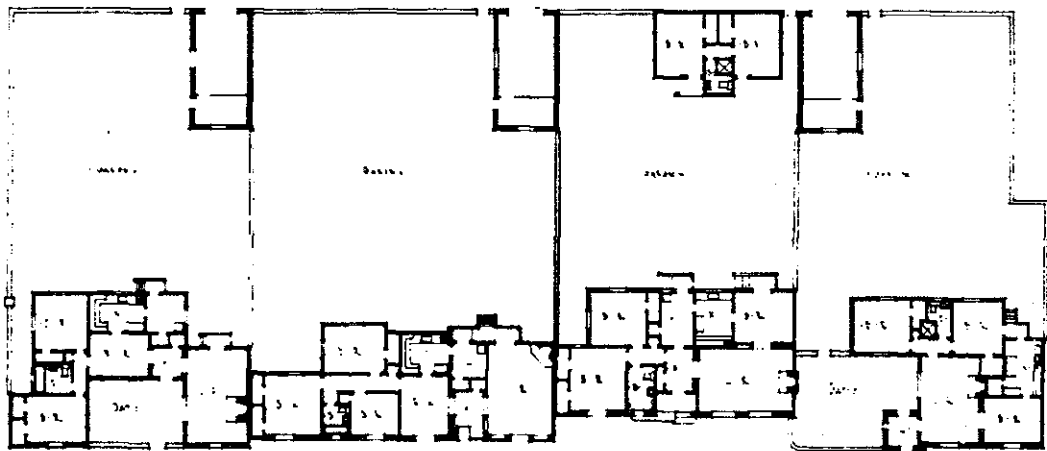


TABLE DELICAT

Group of Residence in Civic Center, Dutch D Ranch Santa Fe, California